

P&Z / BUILDING DEPARTMENT

APRIL 2017 MONTHLY REPORT

P&Z COMMISSION MEETING APRIL 25, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfroe, John Reeves, and Derryll Anderson

Staff members present: Acting Director of Planning and Zoning Jahnee Prince, City Planner La Shawn Gardiner, Senior Planner Julie Brown, and Planner Reginald James.

1. Approval of minutes from March 28, 2017 Meeting. – *Motion to Approve – Collins, Second Anderson. Approved unanimously.*

OLD BUSINESS

2. AT&T Services, Inc., 175 Lee Street, Parcel ID Number 0523-02003. Fence application. –*No action taken- Application Withdrawn.*

NEW BUSINESS

3. Sassy Paws Grooming, 345 Georgia Avenue, Parcel ID Number 0531-01010. Special Exception from Sec. 94-162 (15) (b) to allow a home based pet grooming business. File #17-006 -*Motion to approve special exception with conditions recommended by staff- Collins, Second Renfroe. For: Anderson, Collins, Spencer and Renfroe. Opposed: Reeves. Motion carried 4-1-0*

Conditions of approval:

1. At least one person residing on the premises shall be the primary operator of the home occupation business.
2. At no time shall the home occupation use or be located in an accessory building on the property, including detached garages and sheds.
3. The home occupation shall not constitute a nuisance to the surrounding neighborhood.
4. Products for use or sale in the home occupation shall not be visible from the street.
5. No business shall be conducted between the hours of 8:00 p.m. and 7a.m. or on Sunday.
6. The home occupation shall not require any additional entrances to the dwelling unit.

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7. The home occupation shall not utilize more than 25 percent of the total floor area of the primary structure.
8. Pet grooming and similar services shall be limited to two grooming stations and one shampoo station.
9. Hair traps shall be placed at all shampoo stations.
10. There shall be no more than two animals on the property at any one given time.

4. Downtown Fayetteville Hotel, 139 North Glynn Street, Parcel ID Number 0523 01036. Special Exception from Sec. 94-165 (10) to allow a hotel with lobby access. File #17-007 -Motion to Table until next month's meeting Renfroe, Second Anderson. *Approved unanimously.*

5. Diggers Antiques & Uniques, 165 North Glynn Street, Parcel ID Number 0523-01037 PAE Application. – Motion to Table until next month's meeting Murphy, Second Collins. *Approved unanimously*

WORK SESSION ITEMS

6. The Shops at Fayetteville, Highway 85 North & Walker Parkway, Parcel ID Numbers 0538-026, 0538-081, 0538-092 & 0538-101. Annexation & Rezoning request for 9.81 acres from Fayette County A-R (Agricultural Residential) and C-H (Commercial Highway) to C-3 (Highway Commercial). Special Exception request from Sec. 94-167 to allow restaurants with drive-thru. File #17-0087. *Ms. Gardiner reported on a request to annex and rezone 9.81 acres from CH (Commercial Highway) to C-3 (Highway Commercial) to build a retail center. Mr. Archie Wannamaker gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.*

7. LIDL Grocery, Highway 85 North & Ellis Road, Parcel ID Number 0538-032 Annexation & Rezoning request for 0.96 acres from Fayette County R-20 (Single Family Residential) to C-3 (Highway Commercial). File #17-009 *Ms. Brown reported on a request to annex and rezone 0.96 acres from Fayette County R-20 (Single Family Residential) to C-3 (Highway Commercial) to build a 35, 962 square feet grocery store. Mr. Mark Moore gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.*

8. LIDL Grocery, Highway 85 North & Ellis Road, Parcel ID Numbers 0538-035, and 0539-002. Rezoning request from C-2 (Community Commercial) and R-22 (Single-Family Residential) to C-3 (Highway Commercial). File #17-011 *Ms. Brown reported on a request to rezone approximately 5 acres from C-2 and R-22 to C-3 (Highway Commercial) to build a 35, 962 square feet grocery store. Mr. Mark*

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Moore gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

9. Temple Performance, 119 N 85th Parkway, Parcel ID Number 0539-11008. Rezoning request from C-3 (Highway Commercial) to M-1 (Light Manufacturing) to allow for commercial warehousing File #17-010.

Ms. Prince reported on a request to rezone 4 acres from C-3(Highway Commercial) to M-1 (Light Manufacturing) to allow for commercial warehousing of exotic cars. Mr. John Temple gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

Chair Murphy called for a motion to adjourn.

Motion to adjourn – Collins, Second Renfroe. *Approved unanimously*

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY APRIL 20, 2017

Present: Brian Wismer, Derryll Anderson, Greg Aikin, Greg Taliercio, John Reeves, Vasin Douglas, Vicki Turner

Note to Applicants: Conditions are required; Recommendations are optional.

AGENDA

1. **Digger's Antiques and Uniques –Approved with conditions**
165 Glynn Street North
PAE Review- Wall Mural by Richard Franklin
Location of Mural: North side of building, 5 feet off the ground (above stone)
Mural Dimensions: Height 7 feet, Length 61 feet
Proposed Colors: Attached to new rendering

Conditions:

Applicant shall provide an accurate sketch with true dimensions of the mural in relation to the actual wall and the context of how the mural items will be displayed on the wall. (Committee member John Reeves will work with the applicant on approving a final rendering before the applicant may start the wall mural).

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2. Metro Industrial- Denied as submitted

640 N. Jeff Davis Drive, Unit B

Sign Review- Wall sign

Fonts: Rockwell (Metro)Swiss (INDUSTRIAL SERVICES) Century Gothic(phone number)

Colors: Orange,Brown,Grey,White (corporate logo) pantone 1595C, pantone 168C, pantone 7544C

Committee Comments:

The sign as submitted does not meet Main Street signage design guidelines. Thin aluminum panels should be avoided. See examples in Sign and Design Handbook.

Background does not blend in with the building.

Sign needs more detail/edges cut out / frame etc.

Need to submit a revised rendering for review and approval.

3. The Villages @ Lafayette- Approved with conditions and recommendations

Lennar Builders (x31 lots)

Architectural Review- New house plans

Kiawah, Savannah, Cumberland and Beaufort plans are for 45 foot lots.

Conditions for all Kiawah , Savannah, Cumberland and Beaufort plans:

All front elevation window trim shall be a minimum of 6 inches on any plan.

All side and rear window trim shall be a minimum of 4 inches on any plan.

All columns shall be a minimum diameter of 10 inches on any plan.

The height of any watertable shall be directly underneath the bottom of the first floor window sill. (see Savannah elevation A- triple window)

All column base height shall follow the watertable height.

Conditions for Cumberland E:

All shutters shall be functional and include hardware, hinges and dogears.

Use 6 inch trim around vent to match other window trim.

Use 8 inch head over any windows with louvered shutters.

Conditions for Beaufort Elevation A:

Use 6 inch trim around vent to match other window trim.

Recommendations:

All plans: To make the porches functional for the homeowner, all porches should be 8 feet in depth.

Kiawah Elevation A - watertable should carry all the way around the structure.

Kiawah Elevation D - add shake instead of vertical siding.

Kiawah Elevation E - main level should have lap siding and brick.

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All Savannah plans- add option for west facing houses to have bahama shutters.

Savannah Elevation A- lower level end windows should be symmetrical. (powder room/great room) consider making the power room window a half window to match opposite side.

Savannah Elevation D, E and F- single brick watertable should be consistent with other watertables and wrap around the structure.

Cumberland Elevation A- leave WIC as is, extend the front porch one column width and add a column on the left side. Center the upper level window in storage room.

Cumberland Elevation D and E- center the upper level window in storage room.

Beaufort Elevation A- use wood shutters, first floor shutters should have hardware. Change vent shape to square. Watertable should carry all the way around the structure.

The Villages @ Lafayette

Lennar Builders (x36 lots)

Architectural Review- New house plans

Walker, George and Jackson plans are for 55-65 foot lots.- Committee recommendations on renderings submitted. Full review will be conducted after full plans have been submitted.

Committee recommendations for all Walker, George and Jackson plans:

All porches should have a minimum depth of 8 feet.

All front elevation window trim shall be a minimum of 6 inches on any plan.

All side and rear window trim shall be a minimum of 4 inches on any plan.

All columns shall be a minimum diameter of 10 inches on any plan.

The height of any watertable shall be directly underneath the bottom of the first floor window sill.

All column base height shall follow the watertable height.

All plans should have at least a 2 step up. No at grade entry.

All plans with shutters shall be functional and include hardware, hinges and dogears.

Use 8 inch head over any windows with louvered shutters.

The Walker -Arts & Crafts and Victorian plans

Offer optional 2nd story railed deck above the front porch.

The Walker -Classic Revival

Minimum 12" bottom and 10" top columns

The Walker -Victorian

Offer shake as an option in place of board and batten

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The George- Classic Revival

Minimum 12” bottom and 10” top columns

Offer larger front porches

The George-Arts & Crafts

Offer larger width front porches

Gable supports need more architectural detail

The George- Victorian

Committee likes the band between 1st and 2nd story and would encourage on other 2-story models

The Jackson- Victorian

Offer larger width front porch

The Jackson- Classic Revival

Offer larger width front porch

Sherwin Williams Color Combinations: 1-60: Denied- resubmittal required

Pick 5-10 from the previously submitted 60 color combinations

Need to submit additional color combinations to provide a variety of colors (yellows, greens, blues, greys)

Follow the current colors that are already in The Villages

Committee recommends- Sherwin Williams America’s Heritage exterior historic colors chart



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	RETAIL	INDUSTRIAL	OFFICE
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.50%	5.00%	10.04%
4th Q 2016	6.50%	5.00%	10.04%
1st Q 2017	6.50%	5.00%	9.70%

Overall Vacancy Rate = 7.09%

Projects Reviewed by the Planning and Zoning Commission			
Project Type	April 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	0	0	0
Rezoning	0	0	2
Preliminary Plat	0	0	2
Site Development Plan	0	0	3
Elevation Plan	0	2	2
Variance	0	2	2
Special Exception	1	3	3
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances or Bylaws	0	2	1
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
Totals	1	10	15

BUILDING PERMIT ACTIVITY REPORT

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FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
104	Permits/Inspection Fees	\$17,246.56	\$82,341.53	\$140,429.79
6	Impact Fees	\$9,742.32	\$77,995.36	\$117,745.96
110	TOTALS	\$26,988.88	\$160,336.89	\$258,175.75

NEW RESIDENTIAL ACTIVITY			
	APRIL-2017	YEAR TO DATE 2017	YEAR TO DATE 2016
New Single Family Permits Issued	7	10	17
Single Family CO's Issued	4	7	7

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

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SUBDIVISION LOTS PERMIT STATUS 2000 - 4/30/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	42	9
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	1	42
Oakleigh Manor	October 2016	77	15	62
TOTAL	TOTALS	1076	886	190

1 Single Family Permits issued in Pinewood Forrest Phase 1B

3 Single Family Permits issued in Oakleigh Manor